

# 1001 ROSS AVENUE

DALLAS, TX | NEC ROSS AVENUE AND LAMAR AVENUE



CENTER SIZE: 30,298 SF

**AVAILABILITY:**

11,463 SF [FORMER CVS]  
 1,607 SF [FORMER SUBWAY]  
 3,000 SF - 2ND GENERATION  
 1,478 SF [FORMER HAIR SALON]  
 1,600 SF [FORMER TEJAS TACO SHOP - NOW AVAILABLE]

**LEASE RATES:**

PLEASE CALL FOR DETAILS

ESTIMATED NNN: \$7.76 PSF

**AREA RETAILERS:**



**DEMOGRAPHICS:**

2022 Population  
 2022 Daytime Population  
 2022 Total Households  
 2022 Average HH Income

**1 MILE    3 MILE    5 MILE**

27,059	171,533	378,683
113,289	341,962	571,909
14,961	93,115	171,687
\$146,519	\$117,252	\$117,921

**TRAFFIC COUNTS:**

Ross Avenue: 9,675 VPD  
 Lamar Avenue: 7,981 VPD  
 N. Griffin Street: 16,561 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

**RACHEL TURRY**

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THE **retail** CONNECTION

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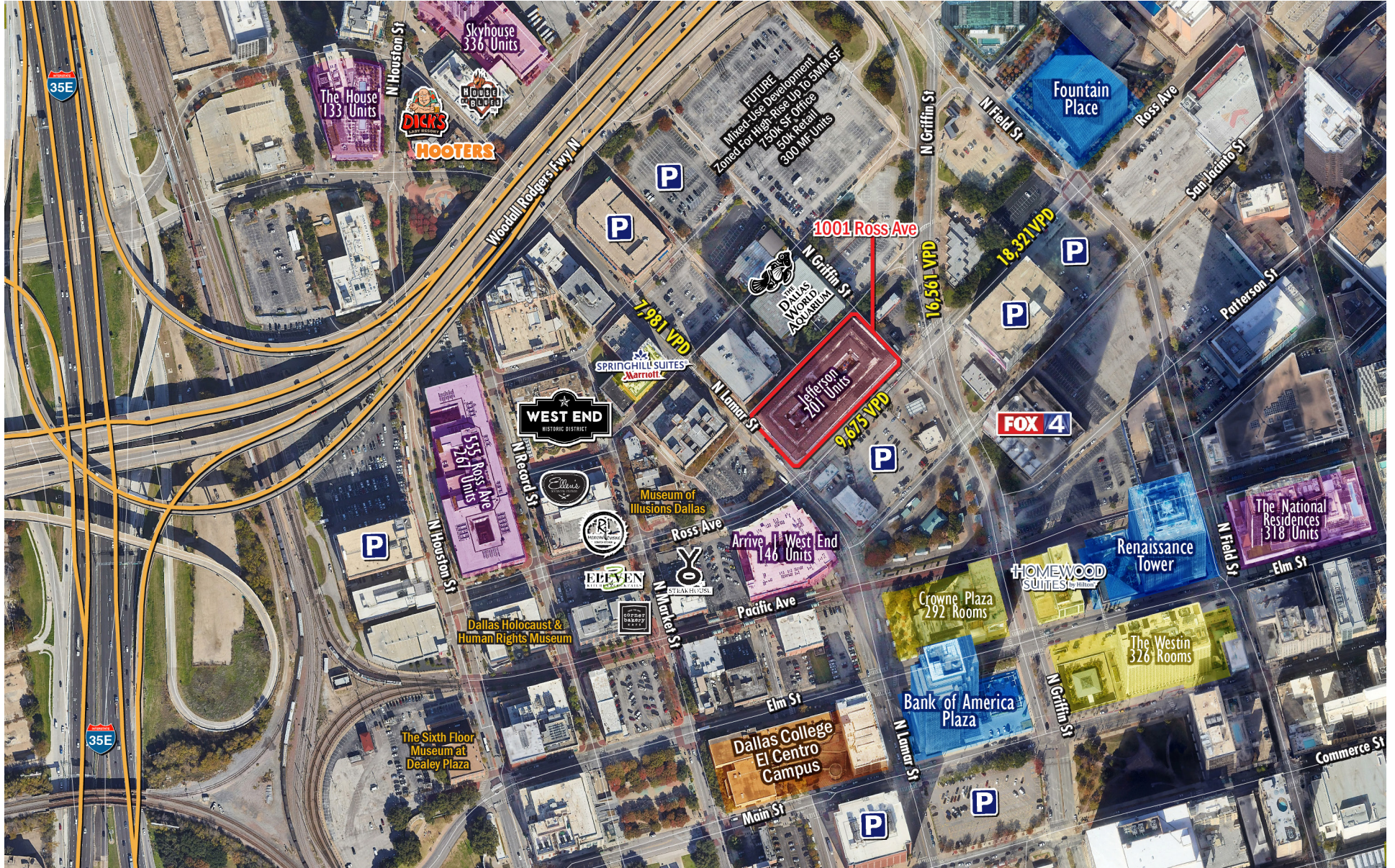
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④ 204 residential apartment units above the retail

